



Love Park Resort



280 Capistrano Road, Half Moon Bay, CA 94019



A "GREEN" Wedding Loveland to Say, "I Do" by the sea.



*SENIOR PROJECT
2009*

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Take a tour of California Wedding Garden designs via this book, which is a wealth of imagery and concept designs about Wedding Gardens and sustainable landscape design in San Francisco Bay Area.

A handwritten signature in black ink, appearing to read 'Rimp'.



Abstract

Today, the majority of wedding gardens are small in size, and some of them do not provide event equipment for wedding ceremonies, special events, or parties; especially wedding ceremonies, that just allow couples are just spending approximately 15 minute for wedding vows. Only the wedding banquet space, dinning and reception halls are not satisfying today's couples, who expect their dreamed weddings are sustainable and economical. Therefore, their desire of achieving dreamed weddings prompt me to convey an idea of designing an attractive, multi-functional and sustainable wedding garden: the Love Park Resort.

The methods and procedures applied in this project can be outlined in five steps:

1. Information of existing wedding garden design elements and strategies will be collected within

the San Francisco Bay Area, Internet and University of California Davis library.

2. Created graphs and tables are required to explain the research purpose, such as advantages and disadvantages of case studies, what couples are concerned with for choosing their stylish wedding receptions.
3. Contact with the Oceano Hotel and Spa at Half Moon Bay is necessary to complete the Site Analysis. The scale of the Base Map will be set at 1"=60'-0", and it will illustrate the existing hotel and the new Love Park Resort design.
4. Sustainable design elements are important because the strategies will effectively solve environmental issues, potential impacts and energy saving issues.
5. A Bubble Diagram, Master Plan, Planting Detail Plan and images of construction materials are final products for the Love Park Resort.



Acknowledgment

Many people patiently supported and contributed their assistance to this Senior Project. I sincerely thank the Oceano Hotel & Spa Events Planner Specialist, committee members, and dedicated staff who have shared their enthusiasm and love in assisting me. Thank you for bringing to light all aspects of achieving the project goals and for taking time to assist in my efforts to provide accurate information.

I must thank Nancy Nerhan, the Special Events Planner of the Oceano Hotel & Spa. She has supported me in this great effort to complete my Senior Project. She displayed great pleasure in providing all useful information and Construction Plans of the hotel. The information tremendously assisted me in analyzing the data and designing the site.

To my committee members: Jeff Loux provided water management strategy and techniques to ensure the goal is set to a high standard. Byron McCulley provided great assistance on the Master Plan drafting and construction materials.

Furthermore, Gerrie Robinson contributed profound design ideas regarding special pathway design, landscape orientation, circulation consideration and traffic issues.

In addition, I would like to thank Professor Mark Francis from the Landscape Architecture Department for guiding me through research and analyze data.



Preface

Composing my Senior Project, the Love Park Resort, opened up a sustainable wedding garden. I began searching information about wedding gardens in San Francisco Bay Area, California. In teaming up with Robert LaRocca and Associates, Inc in summer 2008, I have experienced with garden design elements and horticultural landscape design concepts. This project gave me great pleasure to reconnect with gardening throughout the state, and it was equally gratifying to forge new associations.

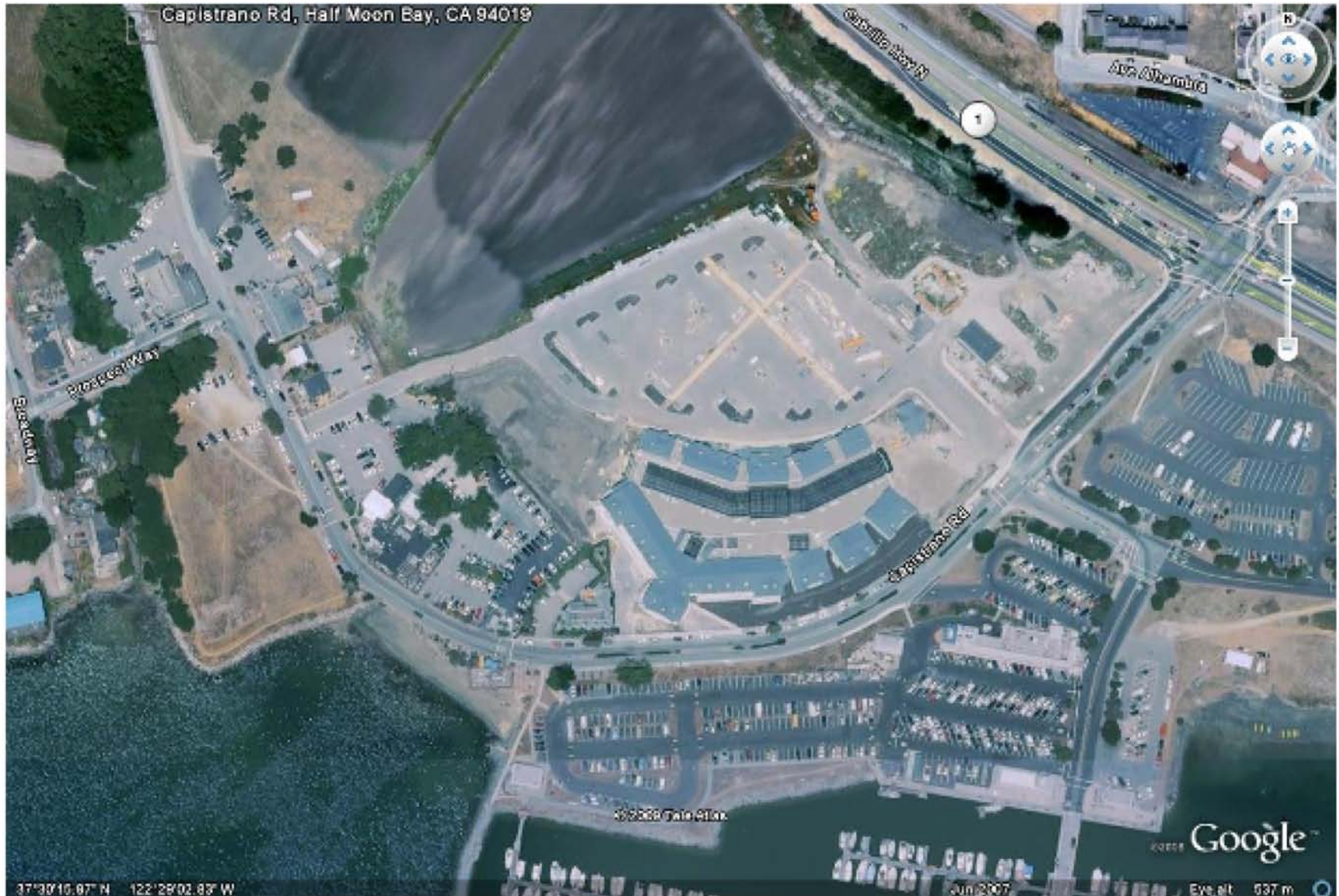
My Senior Project aims to combine the knowledge that I have acquired in my four years of Landscape Architecture study into a harmonious design concept. The Love Park Resort will be designed to connect the existing Oceano Hotel and Spa, located at 280 Capistrano Road, Half Moon Bay, CA 94019. This park-and-hotel creativity with harmony will make a better connection between the built environment and nature. Also, the resort provides a multi-functional space for wedding ceremonies, special events, parties, meetings, business functions, and rehearsal dinners.

The site is closely accompanied with the Oceano Hotel & Spa. Its large harbor and wide open view to the Pacific Ocean become the most remarkable geographic advantage. The natural surroundings are classically incorporated into exterior comfort. Restaurants, interior shopping village, and water activities are provided for guests.

Different from over 100 wedding gardens along the San Francisco Bay Area, such as the Conservatory of Flowers Wedding Garden in San Francisco, the Love Park Resort design goal emphasizes sustainability, multi-functional, natural, economical, and memorable concepts. Which means the design is complying with the practice of a "Green" wedding concept in today's limited resource environment.



Aerial Site Plan: Oceano Hotel and Spa, 280 Capistrano Road, Half Moon Bay, CA 94019





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I. WEDDING CULTURE IN CALIFORNIA

There are actually no specified criteria that make a place suitable for weddings. Instead, there are huge numbers of awe-inspiring wedding locations to have a glorious wedding ceremony with different themes. Making decisions regarding choosing perfect wedding locations is very important, but it is far more important to make the right decision and at the right time.



A. Location Selection Factors

The first factor when detailing a wedding location is to consider how much money couples expect to spend for this particular event. These primary costs include the administration charges, taxation, parking fees, space rent, overtime charges, food and beverage costs, etc.

If couples are planning to have a theme celebration wedding, honeymoon destination wedding locations will be a perfect choice, such as beach resorts. The legendary scenic beauties of beach resorts are some of the most-treasured of the world, that would rejuvenate the souls of esteemed guests.

It is expected that there will be children in the reception, so couples are unwilling to choose wedding locations that are not safe for children. The decor and atmosphere should be in harmony with the wedding theme. There should be adequate arrangement of bathrooms and outdoor coverage. The wedding location must have a license for liquor. Lastly, the spot should have a proper and safe arrangement for the parking.



B. Knot Network Wedding Survey

More and more couples are considering an outdoor wedding at friends' homes, backyards and gardens.

The Knot Inc., owners of the Knot Wedding Network, conducted a wedding survey in 2008 to capture detailed feedback on wedding spending, style preferences, event characteristics, and other key information related to the bridal demographic. The survey polled nearly 22,000 individuals of mixed ethnicities, educations and income levels across 50 U.S. states (Table 1.1 Knot Network Wedding Culture Survey Chart 2008).

- Couples are looking for more unique and special locations. Traditional venues, like reception halls and restaurants, slightly dropped 10% and 11% off as couples chose inventive sites, such as historical buildings, vineyards, and beaches. In 2008, 35% of wedding ceremonies took place outdoors.
- Locations: many couples are marrying far away. In 2008, 1 in 5 couples planned an out of town wedding, with 1 in 10 couples hosting a full-

fledged destination wedding, characterized as "200 or more miles away from where the bride and groom live (including non-U.S. locations)."





Category	Average Percentage	Average Price	Average Number	Note
Wedding Locations				Reception venues of choice in 2007
Parks, Gardens, Museums, Cultural Centers, Private Homes, Lofts & Raw Spaces	20%			
Reception Hall	29%			
Hotel	19%			
Club	16%			
Restaurants	9%			
Historic Mansions	7%			
Weddings Formality				Weddings are getting less formal.
Formal in 2006	20%			
Semi-formal in 2006	45%			
Formal in 2007	42%			
Semi-formal in 2007	66%			
Wedding Budget				
Wedding Budget not including Honeymoon		\$ 27,882.00		
Wedding Budget with Honeymoon		\$ 32,660.00		
Reception Venue		\$ 12,722.00		45% of the budget, but 17% more compared to 2006
Reception Band		\$ 4,105.00		15% of the budget, but 18% more compared to 2006
Photographer		\$ 2,651.00		9.5% of the budget. Long Island brides spent the most at \$4,550
Guests Invited			153	Nearly the same as 2006. Wisconsin brides have the largest weddings, averaging 189 invites.
Wedding Planning Period			11 Months	New York brides have the longest-13.1 months, while Las Vegas brides have the shortest-9.1 months
Reception Venue Features				Brides and invitees are looking for important features inside the wedding venue.
Great space for dancing	81%			
Picturesque backdrop for photos	65%			
Outdoor area for cocktails	52%			
Breathtaking view	39%			
Waterside location	25%			

Table 1.1 Knot Network Wedding Culture Survey Chart 2008



II. CASE STUDIES IN CALIFORNIA

A. Mill Rose Inn: Mill Rose Inn always attracts people who come to or pass this beautiful Inn, being overwhelmed by the beauty of the gardens. Inside the garden, flowers are large and gorgeous. The Mill Rose Inn is the creation of owners Eve and Terry Baldwin, who clearly have a passion for flowers. They've maintained their garden for thirty years, replanting regularly to make sure there's a year-round appearance, and the result is magnificent floral displays.

The Rose Inn has been voted one of the best places to get married in Half Moon Bay. The interior space atmosphere is one of classic European elegance. The library, a small room, features a beautifully painted fireplace and a window alcove overlooking the colorful gardens. In the dining room, two walls of French doors open onto both gardens, allowing a comfortable flow from inside to outside.

Weddings and receptions are held in the private flagstone courtyard, shaded by a large, handsome maple tree and framed by a profusion of sensational

floral displays. A rose-covered gazebo, arched arbor and cascading fountains are added to the garden.

Overnight staying and honeymoon are offered in the Mill Rose Inn. The honeymoon suites have private entrances and are filled with fine antiques, luxurious feather beds, and extravagant floral arrangements.

The Mill Rose Inn is only 30 minutes south of San Francisco. Couples could pay a visit to the shops, art galleries and restaurants of Half Moon Bay's historic district, and enjoy the area's recreational activities. For example, horseback riding on the beach, hiking in redwood forests, wine tasting or a game of golf at one of the local golf courses overlooking the Pacific Ocean become the most attractive activities.





An affordable wedding package takes care of all couples wedding needs under one roof. It includes a honeymoon suite and guestrooms, catering, flowers and more. The Inn also offers a full service package for couples with an emphasis on personalize their weddings. They will help plan everything from the start to finish and handle all the details, so that couples and their guests can completely relax.

Mill Rose Inn is an ideal garden setting by the sea. Set in almost an acre of garden bursting with color all year, this fragrant oasis features hundreds of perennials, annuals and more than two hundred rose bushes. A tropical flower filled gazebo shelters with an intimate spa, ideal for relaxing any time of the year.

B. Liquid Sky Oceanfront Estate: The beauty of the California coast is particularly entrancing.



Liquid Sky is perched on a secluded coastal bluff.

The imaginative two-story home, built in the shape of a cylinder, curves toward the expanse of sea and



sky. Sea-grass and ice plants form green patches along the sandy cliffs that cascade down to the shore. The captivating setting, Liquid Sky offers couples complete privacy; with nothing except meadows and ocean around them, the stunning natural elements accentuate the sense of occasion, as well as the shared passion and deep commitment between couples and guests.

This view-filled aerie is an ideal vantage point for appreciating the name—"Liquid Sky," which refers to the fluid, ever-changing horizon on display. "One-minute daylight glimmers through wispy clouds and puffs of sea mist; the next, all is clear, just in time for a glorious sunset to burnish the landscape".

This singular property is owned by Dave Labuda, local restaurateur and burgeoning winemaker. The



Liquid Sky vintage will make its debut in 2010, but Dave's fine dining restaurant, Cetrella, is already a well-established Half Moon Bay landmark. Just 10 minutes from the estate, Cetrella is a tasteful venue to hold wedding reception.

C. De Young Museum: Since the de Young Museum's 2005 re-opening in San Francisco's Golden Gate Park, millions of visitors have entered the building to view the phenomenal collection of art inside. Designed by the world-renowned Swiss architecture firm, Herzog & de Meuron, the distinctive structure, with its artistic interior spaces, surrounding sculpture gardens and lush park setting, makes a fantastic destination for an evening wedding or special event.



The art experience begins before couples even enter the museum: Light seems to dance off the building's exterior, covered in an innovative skin of perforated textured copper.

At the main entrance, couples walk through an angular courtyard,



a fitting introduction to what couples will encounter within.

Inside, this sweeping central court, with its Italian stone flooring, white walls and high ceilings, incorporates well for large cocktail receptions or dinners. An additional benefit is the adjacent galleries, where paintings and sculptures can be viewed during the party.

The museum café, the Osher Sculpture Garden and terrace, and the Piazzoni Murals Room are three more ground-floor options exist for art-infused special events. The café opens to the terrace, which



overlooks the sculpture garden. A clear-sided tent, which uses the garden as a backdrop, can be erected for dinners and dancing. Guests enjoy meandering through the large-scale bronze and ceramic pieces.

In the evening, when the museum is closed to the public, the café transforms into a chic dining room with a view of the park beyond. It boasts luminous hand-blown glass light fixtures, specially commissioned for the space in shades of purple and orange. That adds to the restaurant's charm when it's dressed in brightly colored linens for a wedding dinner.

The Piazzoni Murals Room, set up with cocktail rounds and decorated with flowers, appears itself nicely to standing receptions. As guests drink champagne, they have time to admire the historic California landscape murals by Gottardo Piazzoni that adorn the walls.

Here, floor-to-ceiling windows offer a 360-degree view of the verdant park. At night, with the city lights glittering in the background and a jazz band playing music in one corner, the tower is tailor-made for a lounge-inspired cocktail.

D. Jefferson Street Mansion: Once inside the Mansion, turn to right and enter the magnificent double parlors,

whose cream-and-pale green washed walls are decorated with custom gilt molding and medallions. The twelve-foot-high windows have sumptuous wine velvet drapes, bedecked with gold fringe and tied back with plump gold tassels.

Upstairs is the bride's dressing room. Like the parlors, it has gilt molding, a chandelier, fireplace and custom-made drapes in cream



and peach brocade, an antique mirrored armoire and a dressing table. Also on this floor is the elegant Salon, whose generous balcony is the perfect spot for bouquet tossing.

On the generous lawn, with a water feature, a classic colonnaded fifteen-foot-high arbor guarded by two majestic palm trees makes a charming spot for exchanging vows. Receptions take place on the Mansion's opposite side. Here, the guests mingle among fountains, statues and flowerbeds, or seek shade in the two elegant pavilions. The buffet is set up in front of two exquisite antique back-bars, fashioned with intricate carving.



E. Hiddenbrooke Golf Club: The centerpiece of a cluster of master-planned neighborhoods minutes from the freeway in time, but a world away in feeling a comfortable and elegant wedding. A flower-lined arcade leads from there directly to the clubhouse banquet room. This room is posh, with high-quality materials and finishes that make it a perfect venue for weddings ceremonies.



The entrance is through tall twin dark wood doors, inset with top-to-bottom rows of square glass panels. The foyer's floor is a gleaming expanse of marble tiles. On the immediate left there is a large cloak room. Further on the right, a hallway lined with paintings,

lamp tables, delicate little sconces and a mirror leads to two wood-and-tile-lined bathrooms. The far end of the entryway culminates in a floor-to-ceiling stone-faced fireplace, with a window occupying the top third of its back wall. Guests can sit in front of the fireplace and peer through the window at golfers on the 18th hole.

A glossy baby grand piano sits to one side of the fireplace and marks the entrance to an area of the clubhouse that can be set up to accommodate smaller parties. This section has several dining tables and looks out south and west through large windows. French doors open out to a large, sun-splashed patio and bar terrace. These areas are often available for use in conjunction with weddings.

Ceremonies take place outdoors on the Ceremony Green, which overlooks the lush green hillsides, or in the enclosed Pavilion. A separate conference or banquet room in an adjacent building is ideal for business meetings and weddings.





F. Wedding Location Comparison Table

Location	Site Uses	Site Views	Capacity	Fees & Deposits	Parking	Guestrooms	Availability	Catering	Services/ Amenities	Restriction
Mill Rose Inn (Half Moon Bay)	Ceremonies, Wedding Receptions, Special Events, Parties, Business Functions, Meetings, Rehearsal Dinners, On-site accommodations	Fountain, Water Feature, Garden, Garden Patio, Courtyard, Landscape Grounds	Max. Seated Indoors: 60, Max Seated Outdoor: 100	\$7,000-\$7,500 for up to 150 guests.	Free off street	6 Guestrooms and suites	Year-round, daily	Select from list	ample kitchen available, tables & chairs provided, restroom, dance floor, garden patio, bride's dressing area, meeting equipment, outdoor night lighting, outdoor cooking facilities, cleanup provided, children's play room	No corkage fees, outside smoking only, music amplified okay, limited wheelchair access, insurance certificate required
Liquid Sky Oceanfront Estate (Half Moon Bay)	Ceremonies, Wedding Receptions, Special Events, Parties, Business Functions, Meetings, Rehearsal Dinners	Coastline, Landscaped Grounds, Ocean/Bay, Panoramic	Max. outdoor seated 125	\$6,000-\$10,000 depending on the day of the event & guest count.	Shuttle service required, and included in rental fee	No Guestrooms	Apr.-Oct.	Provided, cocktail \$20/person	kitchen facilities, tables & chairs, dance floor, bride's dressing area, meeting equipment, cleanup provided, restroom.	no smoking, music amplified ok outdoor, wheelchair access is limited, insurance liability required.
De Young Museum (San Francisco)	Ceremonies, Wedding Receptions, Special Events, Parties, Business Functions, Meetings, Rehearsal Dinners	Cityscape, Wooded Area, Fountain, Water Feature, Garden, Patio, Courtyard, Lagoon, Landscape Grounds, Park	350 seated guests indoor, 220 seated guests in terrace.	\$5,000 rental fees depending on the space rented.	valet or public garage	No Guestrooms	Year-round, daily. Special events take place in a 4-hour window between 6:30-1am. Daytime limited.	Provided, choose from list. Catering range \$130-180/person.	some tables & chairs, wheelchair accessible, dance floor, some meeting equipment, cleanup provided, restroom	no smoking, music amplified ok, insurance liability required, wheelchair access
Jefferson Street Mansion (Benicia)	Ceremonies, Wedding Receptions, Special Events, Parties, Business Functions, Meetings, Rehearsal Dinners, on-site Accommodations	Fountain, Water Feature, Garden, Hills, Landscaped Grounds, Mountains, Ocean/Bay, Panoramic	Max. 250 outdoor seated	\$1,270-\$3,000 Rental depending on guest count.	large lot	No Guestrooms	Year-round, daily, 7am-midnight	provided, meals range \$50-\$200 / person	Kitchen facilities, tables & chairs, dance floor, bride's dressing area, some meeting equipment, clean-up provided, restroom.	outdoor smoking only, wheelchair access, insurance liability required
Hiddenbrooke Golf Club (Salano County)	Ceremonies, Wedding Receptions, Special Events, Parties, Business Function, Meetings, Rehearsal Dinners	Golf Course Fairways	Max. Indoor seated 250, Max. Outdoor seated 250.	\$75/person	large lot	No Guestrooms	Year-round, daily, 7am-11pm Sun through Fri; until midnight on Sat.	provided	Tables & chairs, dance floor, bride's dressing area, meeting equipment, outdoor cooking facilities, cleanup provided, restroom	outside smoking only, no rice, confetti or birdseed, wheelchair access



G. Strengths of Sites

- **Site Uses:** all case studies along the San Francisco Bay Area are widely opening to multi-functional purposes. Also, they all have the same services: ceremonies, wedding receptions, special events, parties, business functions, meetings, and rehearsal dinners. These service similarities maximize the types of clients with different expected event ideas and purposes in one site. Therefore, the landscape design needs to be capable, suitable, and available for setting up all these events with different themes.
- **Site Views:** numerous breath-taking site views are included in these case studies depending on where the site is located. Water feature, landscape grounds, garden, coastline, wooded area, cityscape, pond, hills, mountains, panoramic and golf course fairways will be put into consideration of the design concept. I believe beautiful site views relevant to naturalism will become one of the attractions of the site, and provide a comfortable, luxurious, joyful, and entertaining area for the guests.
- **Capacity:** according to the Knot.com's wedding survey in 2008, the average number of guests invited was 153. Most of these study cases can afford a maximum of 250 outdoor seating and 350 indoor seating, which is big enough for the total number of invited guests in a wedding reception.
- **Fees & Deposits:** the average spending for a rental site is \$8,227, according to the case study comparison table. However, it really depends on how many guests are invited and which location clients are choosing. It takes about 30% of the entire wedding budget without honeymoon. But for the wedding venue fee, including dining and beverage, it is 45% of the budget.
- **Parking:** parking is provided for the site. Some lots are free-off street, some are public garages and large lots. Parking distance is convenient enough for guests to walk in a short distance to the wedding venue.
- **Availability:** most of the sites are year-round services, and everyday until midnight. This kind of time period arrangement is acceptable for couples when they would like to hold the event a little bit late, and stay at their memorable moment.
- **Catering:** catering is all provided. However, depending on the location selected, the catering price can range from \$20 to \$200



per person. The service provides another kind of convenience for guests so that they will not have to go to other places for dining.

- Services/Amenities: it is good to see all sites are ADA accessible, have tables and chairs, restrooms, dance floors, bride's dressing areas, outdoor night lighting, outdoor cooking facilities, meeting equipment, cleanup services, and children's play areas.

H. Weaknesses of Sites

- Wind Protection: wind is a major problem when holding an outdoor wedding, especially if the site is facing the ocean. From March to August is the strongest wind period ranging from 8-9.5 mph. Wind protection is required in order to reduce the impact to the wedding. Vegetation can effectively reduce the wind velocity and maintain the temperature.
- Rain: rain is another major impact against the wedding ceremony. An indoor cover is the best alternative if it is raining. Also, couples would have their wedding indoors. Tents can provide a cover for rain and wind.
- Cold: more sunshine is required while in the cold season. However, in Benicia and Solano County wedding locations, extreme temperatures in

summer and winter enhance the difficulty of maintaining the outdoor temperature during a ceremony. Also, in San Francisco and Half Moon Bay areas, temperature ranges from 40-60 degree year around; enough sunshine is needed to maintain the heat within the outdoor space, so the guests will feel warm.

- Guestrooms: four out of five case studies are not providing guestrooms. They are not purposely for guests stay overnight or a honeymoon for couples. However, if the site is very far from the nearest hotel, it is inconvenient for guests.
- Not Enough Space: size of the site is very important, but the Mill Rose Inn can only accommodate 100 guests outdoors with a one acre landscape ground, including Jacuzzi, fountain, and gazebo.
- Parking Distance: Some sites require shuttle service; that may not be so convenient for guests driving far away who do not know where they could park their cars. Also, the number of parking space is dependent on the square feet of the holding service area. Certain numbers of handicap parking space are required based on the total number of parking.



- Restrictions: some sites are ADA access limited, and smoking is prohibited. However, no smoking can clear the air. Insurance liability might limit guests activities, but it functionally ensures the entire event is safe for both.

I. Outdoor Wedding Concerns

Garden weddings are becoming increasingly popular, and more and more garden wedding venues are popping up to meet the demands. Many conservation areas now offer garden weddings, as well as public parks, historical settings, botanical gardens and private estates. Homes can also serve as the perfect venue for a garden wedding. Many people choose outdoor weddings because of the character it can evoke; for others it can be a way of minimizing cost but maximizing style. In actual fact, they can save money, particularly if the couple's time is valuable.

Most weddings end up being photographed in a garden and an increasing number hold their receptions, and even the ceremonies, in gardens. The only problem with a garden wedding can be the threat of rain; but there are ways around that problem, such as hiring a marquee, or having undercover areas that can be used in an emergency: garages, carports, and verandas.

These can be surprisingly effective when decorated with flowers, balloons and ribbons.

There are important things that need to be considered:

- Access: the garden needs to have a good drainage system and some hard surfaces, particularly where a lot of people are walking. Temporary matting can be hired to create pathways in areas where footing might be a bit soft or uneven, or to protect lawn area underneath.
- Cover: for both wet and hot, sunny conditions hire a marquee, provide seating in shaded areas, put up shade wings or sun umbrellas, etc.
- Climate: provide warmth in cool conditions or some method of cooling in hot conditions. Large, portable heaters can be readily hired. Portable fans can be strategically located to create breeze on a hot day.
- Protection: provide protection from wind. Temporary windbreaks can be readily created from shade cloth or similar materials, or rows of containerized plants.
- Plants: establish massed displays of flowering annuals or herbaceous perennials, timing



planting so that the flowering displays are at their peak on wedding day.

- Ensure that the garden is fed and watered well leading up to the wedding, and that pests and diseases are thoroughly controlled.
- Entertainment: is there a suitable surface for dancing on – level, stable, not slippery or rough?
- Toilets: additional toilets may need to be provided. Location of such toilets is very important. They should ideally be out of sight, but be readily accessible.
- For most outdoor weddings, tents are a must. No matter what the Weather Channel is saying a week before the wedding day, a tent or some form of shelter should be a top priority for couples. Some experts suggest renting an alternate venue, just in case.
- Find out if chairs are provided. Many garden venues will only permit ceremonies, and some do not supply chairs for guests. If so, find out if chair rental is permitted. If they are, choose wooden chairs; metal chairs get scorching hot in the sun.
- Where is the parking located? Is it a large enough lot or ask other assignments required?
- Summer weddings need to find out if there is shade where the ceremony is being held. Couples might be able to stand up to 90 degrees heat, but what about grandmother? Also, provide bottled water for your guests to keep them hydrated. Clients could also offer lemonade or sparkling water before the reception. Parasols for elderly guests are also a nice idea. You could make your program in the shape of fans so guests can fan themselves.
- Decorations: make them simple. Gardens need little adornment.
- Choose flowers that can stand the heat. Keep several buckets of water onsite in a shady spot to store wedding bouquets so that they spend less time in sun.
- If the weather is perfect, unexpected things like bird droppings, sirens, and bee stings are always possibilities.
- How big is the location? Based on the location size, style and all equipment for the wedding can be determined.
- Find out if any other events are being held at the location on your wedding date.



III. . SITE ANALYSIS

A. Site Introduction: The Oceano Hotel and Spa, located at the coast side, is surrounded by the extraordinary attractions: ideal geographical location, comfortable year-round environment, entrancing oceanic view, numerous marine activities, perfect event coordination, and peaceful natural harbor make the site unique for wedding ceremonies. The hotel is committed to respect and preserve the environment: natural surroundings of wildlife, weather, and energy.

Eco-friendly practices help to make Oceano Hotel & Spa one of California's most environmentally sound luxury hotels:

- Control plus Smart Suite Thermostats
- Reduced wattage lighting, indoor and out
- In-room recycling program
- Low-flow bathrooms for water efficiency

- Preferred parking and free valet for LEV and FEV (low emitting vehicles, fuel efficient vehicles)
- Water efficient landscaping, utilizing native and drought-tolerant plants
- Natural light and passive solar heat in most public areas
- Organic bamboo linens
- Reclaimed cooking oil used to produce Bio Diesel fuel.

B. Hotel Profile: The hotel can hold 200 maximum indoor seating and 400 maximum outdoor seating in a ceremony. The rental fees range from \$1,000 - \$5,000 depending on the space rented. Meals range from \$50 - \$100 per person. The hotel serves year round, daily, from 6am to midnight. Catering, alcohol, and clean-up services are provided. Other services and amenities include tables, chairs, wheelchair accessible, dance floor, bride's dressing area, meeting equipment, and outdoor cooking facilities. More than 300 parking spots are provided on the north side and west side of the hotel. Also, 95 guestrooms accommodate couples and guests who expect to stay overnight.



C. Natural Analysis

- Hydrology:

The Denniston Creek is capturing runoff water from higher elevations, and then runs into the Pacific Ocean along the channel. During raining season, the highest precipitation is 6 inches compared to below 1 inch in summer, which will not bring any flooding disaster to the site. However, storms and possible tsunamis have potential destruction to the ocean side.

- Landscape Units:

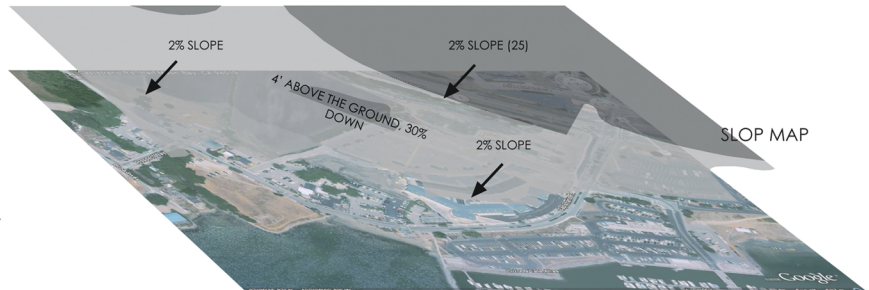
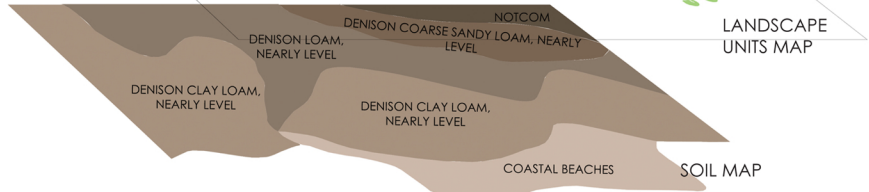
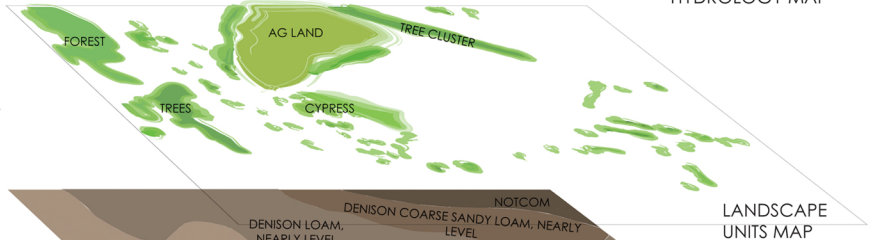
Individual trees are scattered around the West and East side of the site. The agricultural land, cypress trees and other tree communities interact with human activities. However, these communities attempt to maintain the on site ecological system, such as temperature maintenance.

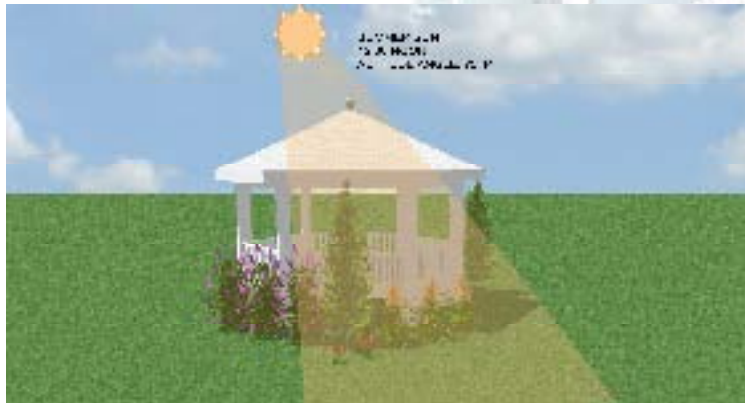
- Soil:

Soil quality can be basically divided into four categories: denison coarse sandy loam, denison loam, denison clay loam and coastal beaches. Loam is considered ideal for gardening and agricultural uses because loam soils generally contain more nutrients than any other soil types. Also, it infiltrates and drains faster than silty soils.

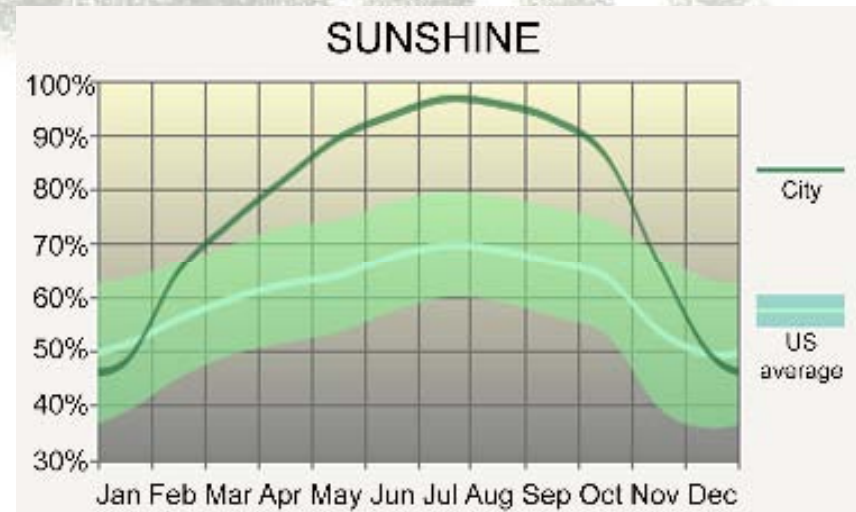
- Slope:

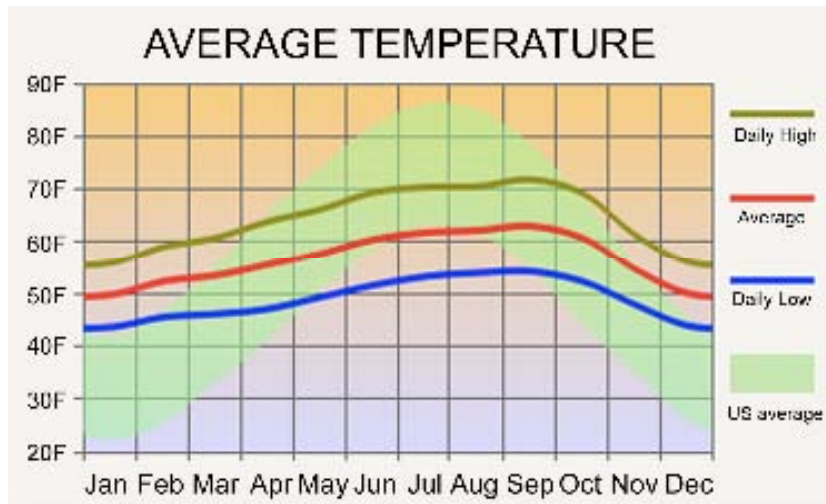
Generally the entire landform is flat in low elevation. To drain runoff water naturally to the Pacific Ocean, an average 2% slope can efficiently direct water to drain. However, a little hill is rising above the ground 4 feet with 30% slope down, which becomes a mini sight-seeing opportunity toward the Pacific Ocean.



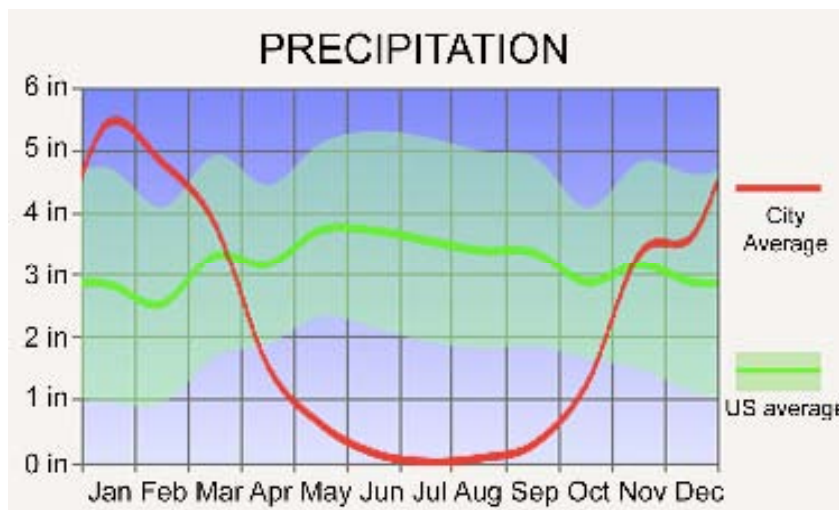


- Sun & Shading: In spring, the sun altitude angle reaches its highest 51.59 degrees at noon; its highest altitude angle is 75.44 degrees in summer; and it only reaches 28.55 degrees in winter noon. The site absorbs the most sunshine during May to September, from 89% - 97%. Also, most day times are clear of clouds in this period (See Sunshine Table).



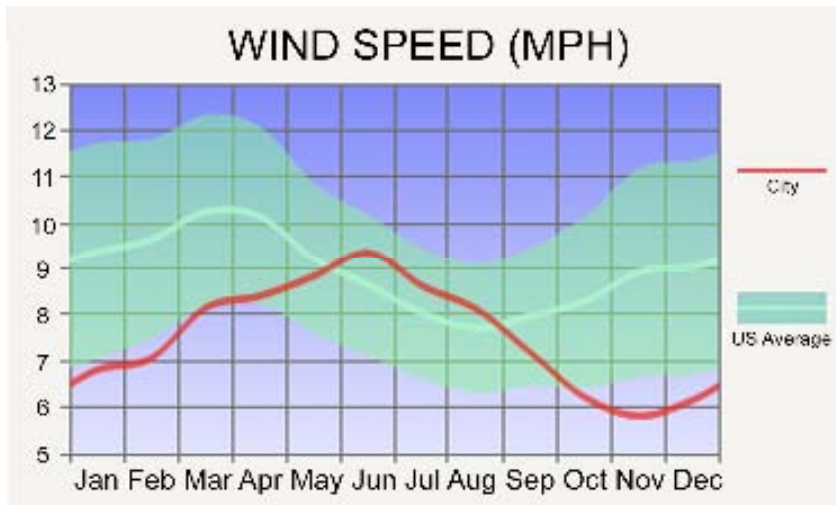


- Temperature: moderate with summer highs in the mid 60F and winter lows in the mid 40F. Hot weather is rare. Summer fog is most common in the mornings and evenings. The average annual days with highs of 90F or higher is 0.2 days. Cold weather is also rare with an annual average of 2.5 days with lows of 32F or lower (See Temperature Table)
- Precipitation: most of the rain falls from November to April. The normal annual rainfall is 27.96 inches. Snowfall along the coast in Half Moon Bay has never been measurable. (See Precipitation Table).

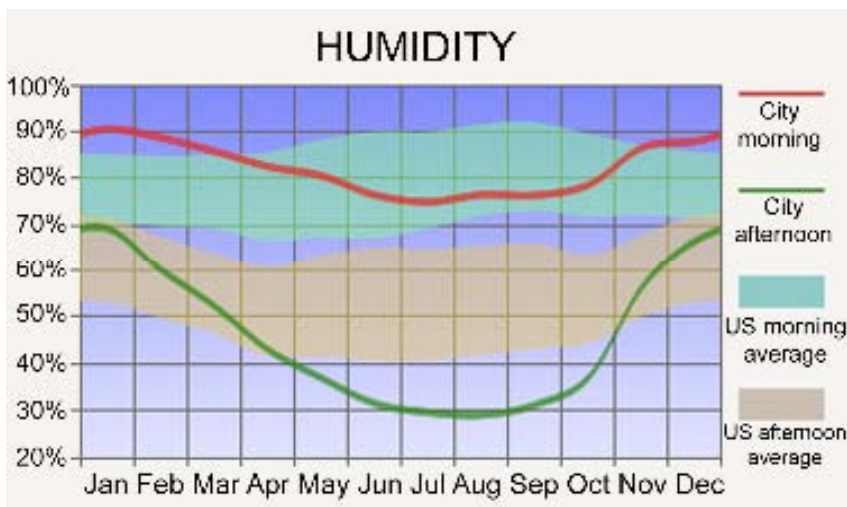


Graphics source: <http://www.city-data.com/city/Half-Moon-Bay-California.html>





- Wind: persistent sea breezes help to moderate the climate along the coast, farther from the ocean. Days are often warmer and nights cooler than on the coast (See Wind Speed Table)
- Humidity: low humidity, with mild weather throughout the year. There is often fog and overcasts during the night and morning hours, usually clearing to offshore during the afternoon (See Humidity Table)





D. Cultural Analysis

Cultural analysis focuses on investigating how surroundings interact with the site, such as architectural buildings, restaurants, parking lots, land use influences, and effects within cultures. The graph below seeks to understand, and it indicates how the given culture makes the environment more accommodating.




















E. Experiential Analysis

Different from natural and cultural analysis, experiential analysis emphasizes what perceived through sight, smell, touch, taste and feel. The site is windy, shiny, peaceful, warm, and quiet. Some people will go fishing, boating and exercise at the beach edge. The most heavy traffic is the Capistrano Road, but not too many pedestrians appear on this road.



LEGEND:

- | | | | | | | | |
|---|---------------|---|--------------------|---|--------------------|---|------------------|
|  | BIRD DROP |  | LARGE PARKING LOT |  | PEDESTRIAN TRAFFIC |  | VIEWING ANGLE |
|  | WAVE |  | SMALL PARKING LOT |  | SEAFOOD CAPTURING |  | WATER ACTIVITIES |
|  | HEAVY TRAFFIC |  | NOISE SOURCE |  | SHOPPING |  | WIND |
|  | LIGHT TRAFFIC |  | OCEANSIDE EXERCISE |  | SUNSHINE | | |



F. Opportunities And Constraints

Existing Cypress Trees provide an efficient temperature maintenance.

A hill is rising above the ground 4 feet; this upland "platform" allows guests to enjoy the Ocean view.

Parking Lots are on site and a larger one is near the site, which takes about 1 minute to walk.

Oceano Hotel & Spa is located next to the site. Guests could choose to have either indoor or outdoor receptions and ceremonies, protecting them from wind and rain.

Slope naturally directs water to drain to the Pacific Ocean

Water quality management is required before it runs into the

The Brewery will block the view to the Pacific

Insects impact needs to be considered when the site will be designed with numerous flowers

The only noise source is coming from the Capistrano Road, which may impact the events.

Other seafood restaurants are far away compared with the hotel, which becomes the most convenient dining place.

The Princeton Inn will block the view to the Pacific

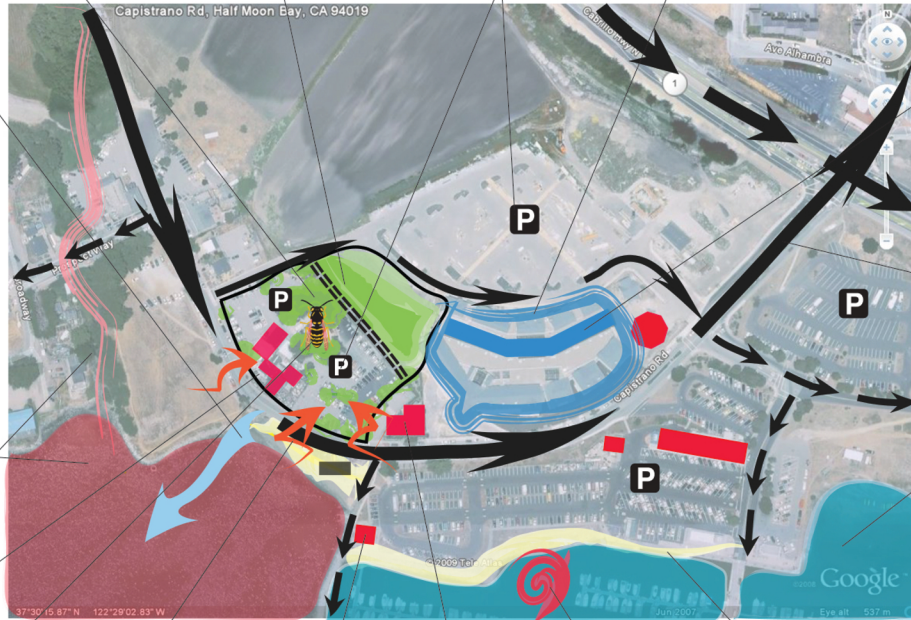
Wind will directly blow into the site without any "wall" protection

The Beach takes 1-2 minutes to access. Also, it is an opportunity to hold beach weddings.

The Harbor Village shopping mall is located in the hotel, where guests could spend time on shopping for souvenirs.

Convenient circulation. Roads are easy to access.

The Harbor, located at the South side of the hotel, provides many water activities: boating, surfing, fishing or swimming.





G. Suitability of Design Concepts, Protections, Services and Attractions

Design Concept		Protections		Services		Attractions	
ADA Access	1	Animal Impacts	1	Year-round Availability	1	Antiquing	3
Children's Play Area	2	Cold Protection	1	500 Capacity	1	Apple/Berry Picking	3
Convenient Circulation System	1	Cover Area	1	Decoration	1	Biking	1
Dance Floor	1	Earthquake	3	Indoor Catering	1	Bird Watching	2
Drainage & Irrigation System	1	Rain Protection	1	Outdoor Catering	1	Boating	1
Drought Tolerant Plants	1	Rose Garden Plants	2	Reception Supplies	1	Breath Breaking Views	1
Evergreen Shrubs	1	Sound Wall	2	Tables & Chairs	1	Canoeing	3
Evergreen Trees	1	Sun Exposure	2	Tent	1	Fishing	1
Harbor Village Patio	1	Tent Area	1	"I Do" Place	1	Golfing	2
Floral Landscape	1	Water Quality	2			Harbor	1
Gazebo	1	Fence	1			Hiking	3
Landscape Texture	1					Historical Sites	3
Guestroom	1					Horseback Riding	2
Sculpture	1					Hunting	3
Hill Sight-seeing	1					Kayaking	2
Landscape Ground	1					Local Organic Farm Visit	2
Lighting	1					Ocean Beach	1
Music Stage	1					Panoramic	2
Parking Lots	1					Picturesque	1
Restroom	1					Sailing at Yatch Club	1
Rose Garden	2					Shopping	1
Sidewalk	1					Swimming	1
Staircase	1					Tennis	1
Trellis	1					Wale Watching	2
Water Feature	2					Walk to Beach	1
Water Management	2					Water Sports	1
Woody Area	1					Wineyard / Winery	2

Legend:

1 Most Suitable

2 Suitable

3 Least Suitable



IV. CREATIVITY AND PROCESS

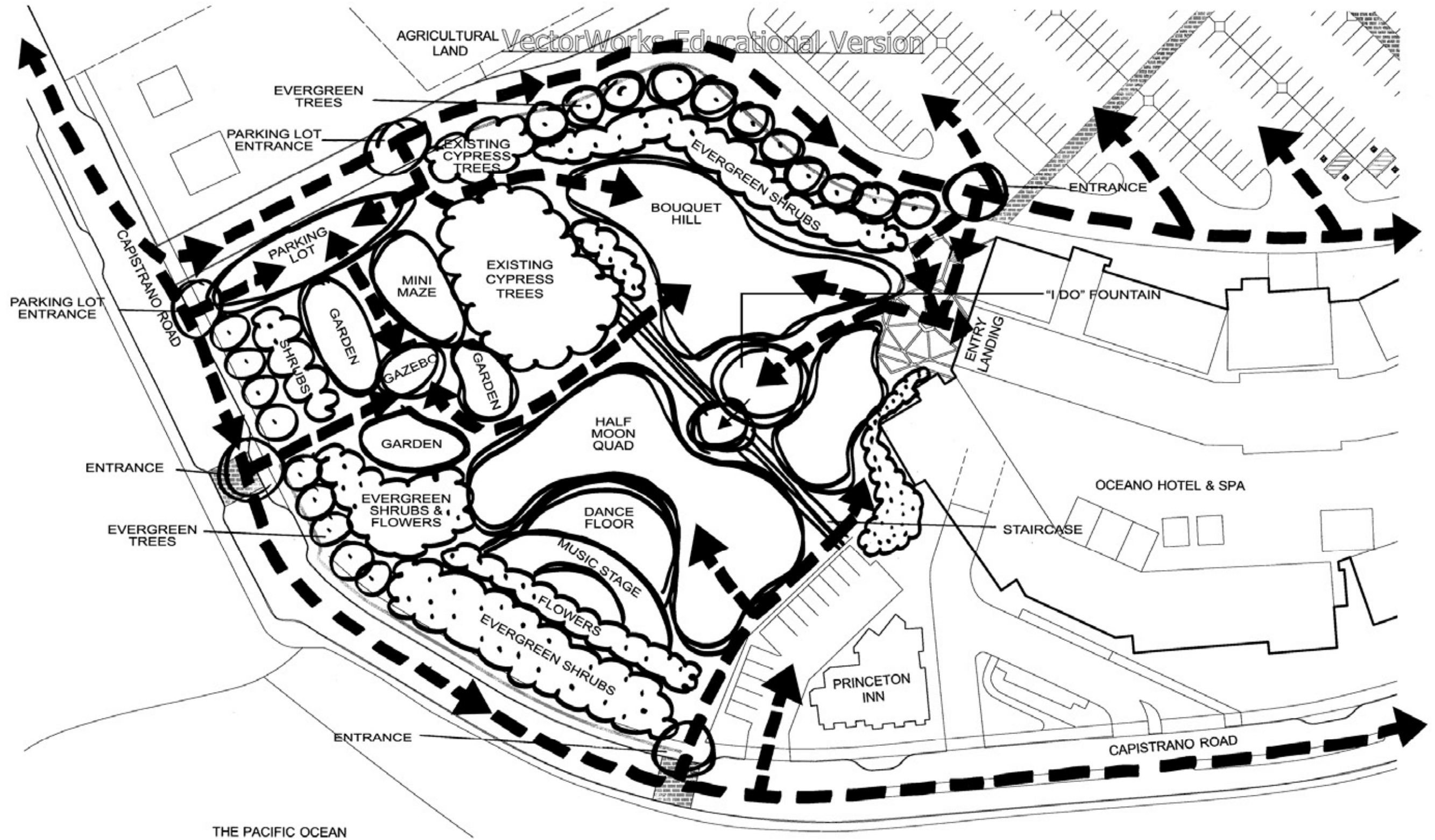


- **Design Main Theme:** The project aims to achieve sustainability, multi-functional, natural, economical, and memorable. All design elements are conveyed based on the advantages from case studies in San Francisco Bay Area, Knot Network Wedding Survey 2008, design suitability in the site, and Site Analysis. Speaking of romance, ceremonies are utterly picturesque out on the Wedding Garden, a sweep of landscaped lawn facing the harbor.





A. Bubble Diagram





B. Master Plan





C. Design Materials and Concepts

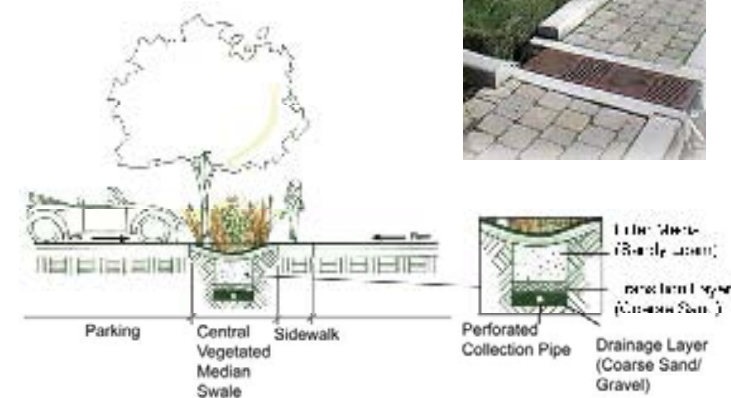
- ADA Access: ADA access ramps are provided with each garden entrance. The minimum ramp width is 4' to allow the wheelchair turn around. Also, handrails are installed against the ground.



- Drainage System: bio-swales are significantly used to filter water runoff from upper land before it runs into the Pacific Ocean. It infiltrates water from bio-swales and helps recharge groundwater, which purifies rather than surges of polluted surface runoff. Other than infiltration, cut curb and trench allow water drains between planting areas, which



could moisturize its soil and lower irrigation frequency. Porous paving can also capture surface runoff efficiently.



- Bouquet Hill: this quad is used for outdoor dining, where a tent could be set up for wind and rain protection. Bouquet Hill will allow 500 people gather around for enjoying the dining service from the hotel and the views to the Ocean at the same time.





- Bridal Path: the stone pathway will be paved with herringbone pavement to allow the bride to walk on a hard surface. It also leads to the glass panel fountain where couples can exchange vows.



- Half Moon Quad: A large gathering space is given for taking pictures, outdoor dining entertainment, or other wedding activities for the guests.
- Dance Floor: the dance floor, which is located in front of the music stage, is another hard surface design in the wedding garden. When guests are dancing, they could simultaneously enjoy the view to the floral landscape and the Pacific Ocean.



- Evergreen Trees & Shrubs: choosing appropriate evergreen landscape plants to save energy is a powerful tool for conservation year round; it controls wind, solar radiation, and precipitation that potentially impacts the site. For example, the north side has more impacts against Bouquet Hill because this portion of land is rising to 4 feet above the flat ground. Planting evergreen trees on the north side can block chilly winds during winter. When wind reaches the tree canopy, its velocity will be reduced. If it blows further to the south, lower shrubs can lower wind velocity. Similar to the north, the south side receives wind from the ocean. However, tall trees cannot be planted at some points to avoid interrupting the view. Instead, beautiful and showy evergreen shrubs are planted. Also, such landscape grounds located on the east side of the Oceano Hotel & Spa can



save up to 30 percent of a building's total energy requirements for space heating and cooling.

- Existing Cypress Trees: These existing cypress trees attempts to maintain the temperature and microclimate, and to balance human's interaction within the site.



- Harbor Village Patio: the patio already exists for entering the shopping mall. It is another hard surface for the bridal walk.



- Floral Landscape: more than 20 plant species are planted on the turfgrass. Guests are able to appreciate the beauty under warm sunshine. Also, fragrant smells let them feel relaxed and comfortable. On the turfgrass, tiny showy flowers are growing for decoration.
- Floral Trellis: large trellises are designed for gate signs and decoration for events. Vines planted along the woody trellises are evergreen, flowering during spring and early summer.





- Harbor Village Entry: entering the Harbor Village is a large indoor shopping mall. The ceiling is made by glass, which structurally lets sun radiate through the glass for natural lighting at daytime to save energy. Promenade, which is flooded with natural light thanks to a greenhouse roof, is a great place for stroll year-round and it's also available for events.



- Hotel Entrance: there is a hotel entrance to allow people to go to restrooms, indoor dining, indoor receptions, or other indoor activities.



- "I Do" Garden: A water fountain is built in the "I Do" garden. Two large glass panels will be "standing" in the fountain for wind protection and ocean view availability. Colorful herbs will be planted along with the fountain.



- Lighting: lighting is available everywhere at night on the site. They also could be used for night decoration purposes.





- Love Fountain: the Love Fountain is physically connected with the "I Do" Garden fountain. Water will fall from the upper land to the lower land Love Fountain. Also, the Love God Jupiter statue will be introduced at the center of the fountain for taking pictures.



- Mini Maze: a mini maze is providing entertainment activities for guests or the children's play area. Flowers, and evergreen shrubs are planted to make a maze.
- Music Stage: the exterior music stage, located at the south side facing the dance floor, allows music to be amplified or other music bands to play their songs during the ceremony or other activities.
- North Gate: this gate is the only access from the largest parking lot on the north side. ADA access is provided, and it takes about 1 minute to walk to the site or to the Harbor Village shopping mall.

- Paraflora Garden: para means "paradise," and flora means "flower". The garden including the mini maze is planted with diverse plant species. They are all California natives, drought tolerant, and low maintenance.
- Paradise Gazebo: the gazebo located at the center of the Paraflora Garden is either a photography location or a reception gazebo depending on couples' desired wedding style. The landscape around the gazebo is designed to be a "heart" shape.





- Parking Lot Entrance: there are two entrances to the smaller parking lot. One is from the Capistrano Road, the other is from the sub-road branching out from the Capistrano Road. This parking lot efficiently provides for unloading and uploading food, ceremony materials, etc.



- Sea Gate: this is the gate nearest the beach entrance. It is less than a 1-minute walk. Guests can choose to hold their ceremony at the beach and get a closer feeling and viewing of the Pacific Ocean. However, the Capistrano Road separates the site and the beach, which potentially creates a danger while guests walk across the road if there are no pedestrian crosswalks.



- Staircase: the 4 step staircase is built for letting guests step down from the upper platform to the lower platform. On each end of the staircase, ramps are individually constructed.
- Wedding Bell: a pair of wedding bells will be part of the "I Do" Garden fountain.



- West Gate: this gate is connected to the small parking lot and its ramp allows for ADA access. Guests will have a shorter distance walking if they want to upload or unload their personal ceremony materials.
- Woody Fence: a white colored wood fence will be installed along the property line for private ceremony protection.

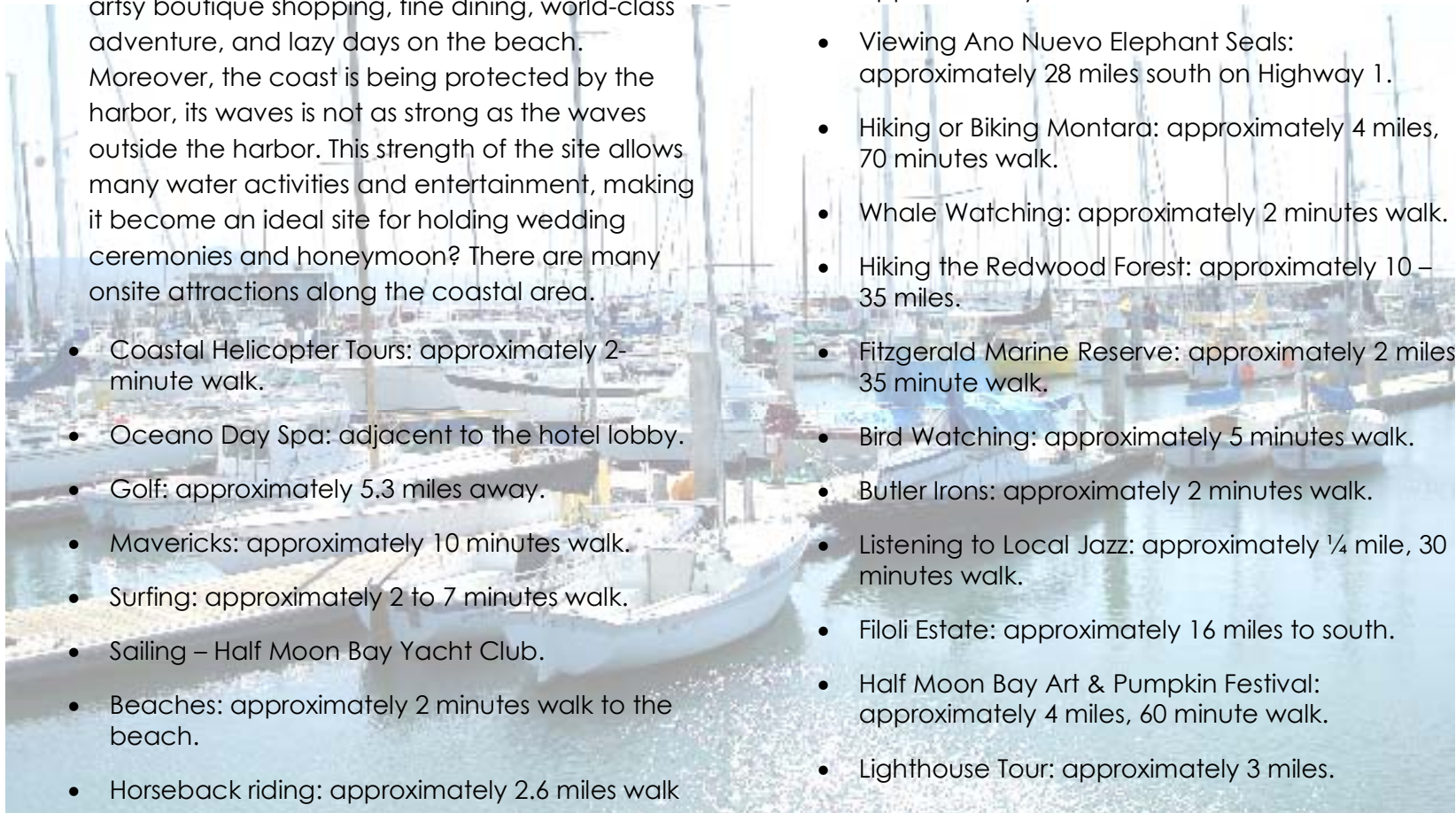




D. Design Attractions

The site is very close to the Oceano Hotel & Spa and the Pacific Ocean. It is surrounded by the extraordinary attractions of the coast side environment. Activities and attractions include artsy boutique shopping, fine dining, world-class adventure, and lazy days on the beach. Moreover, the coast is being protected by the harbor, its waves is not as strong as the waves outside the harbor. This strength of the site allows many water activities and entertainment, making it become an ideal site for holding wedding ceremonies and honeymoon? There are many onsite attractions along the coastal area.

- Coastal Helicopter Tours: approximately 2-minute walk.
- Oceano Day Spa: adjacent to the hotel lobby.
- Golf: approximately 5.3 miles away.
- Mavericks: approximately 10 minutes walk.
- Surfing: approximately 2 to 7 minutes walk.
- Sailing – Half Moon Bay Yacht Club.
- Beaches: approximately 2 minutes walk to the beach.
- Horseback riding: approximately 2.6 miles walk
- Deep Sea Fishing: approximately 2 minutes walk.
- Kayaking: approximately 3 minutes walk.
- Bike, Hike & Reef Tours: on location.
- Biking or Walking the Coastal Trails: approximately 2 minutes walk.
- Viewing Ano Nuevo Elephant Seals: approximately 28 miles south on Highway 1.
- Hiking or Biking Montara: approximately 4 miles, 70 minutes walk.
- Whale Watching: approximately 2 minutes walk.
- Hiking the Redwood Forest: approximately 10 – 35 miles.
- Fitzgerald Marine Reserve: approximately 2 miles, 35 minute walk.
- Bird Watching: approximately 5 minutes walk.
- Butler Irons: approximately 2 minutes walk.
- Listening to Local Jazz: approximately ¼ mile, 30 minutes walk.
- Filoli Estate: approximately 16 miles to south.
- Half Moon Bay Art & Pumpkin Festival: approximately 4 miles, 60 minute walk.
- Lighthouse Tour: approximately 3 miles.





- Pigeon Point Lighthouse: 23 miles.
- Nontara Lighthouse: 3 miles.
- Historic and Charming Downtown Half Moon Bay: approximately 4 miles, 60 minute walk.
- Old Pescadero: approximately 22 miles south on Highway 1.
- Coastal Wineries and Santa Cruz Mountain Wind Region: approximately 4.5 miles.
- Local Organic Farm Visits: Approximately 2 minutes walk.
- Shops at Harbor Village: adjacent to the hotel lobby.
- Historic and Charming Downtown Half Moon Bay Shopping: approximately 4 miles, 60 minute walk.
- Crab Landing Restaurant: approximately 1 minute walk.
- Mezzaluna Restaurant: approximately 2 minute walk.
- Café Gibraltar: approximately ½ mile, 15 minute walk.
- Sam's Chowder House: approximately 7 minutes walk.
- Moss Beach Distillery Restaurant: approximately 2 miles, 30 minutes walk.

- It's Italia Pizzeria: approximately 4 miles.
- Sushi Main Street: approximately 4 miles.
- Pasta Moon: approximately 4 miles.
- Cetrella Restaurant: approximately 4.5 miles
Duarte's Tavern Restaurant: 22 miles.
- Montain House Restaurant: 15 miles.

E. Tree Planting Plan, Tree Selection

Native landscaping plants that have deep rooted systems allow water to infiltrate into the ground more easily than non-natives. Natives are low maintenance, adapted to the California climate, and resist local pests and diseases. Also, native species' strong root systems build soil quality and increase organic matter. High organic matter helps soil hold water like a sponge, making it available for nourishing plants. Therefore, it is important to choose landscape plants that are: California native, tree height below 30 feet, evergreen, fragrant flowers, low maintenance, pest resistant, high density, and could perform as a "sound wall".

Turfgrass: Kikuyugrass is well adapted to coastal regions within fifty miles of the ocean in southern California and central California. It has spread to some of the inland valleys as well. Also,



Kikuyugrass is a coarse-textured, hairy, light green, perennial, warm-season grass that spreads aggressively by very thick rhizomes and stolons; its leaves are coarse textured and hairy. Kikuyugrass has good drought, heat, and wear tolerance, but it is difficult to mow and is prone to thatch heavily. Because of its aggressive growth, it is a weed in some situations.



F. Proposed Plant Palette

Species Name	Common Name
Evergreen Trees Under 35'	
Arctostaphylos mazanita	Dr. Hurd Mazanita Tree
Cupressus nevadensis	Piute cypress
Prunus caroliniana	Carolina cherry laurel
Evergreen Shrubs, Windbreaks, or Borders	
Artemisia californica	Coastal Sagebrush
Carpenteria californica	Bush anemone
Ceanothus cuneatus 'Sierra Mt. Lilac'	Sierra Buckbrush
Ceanothus griseus var. horizontalis	Carmel creeper
Nolina parryi	Beargrass
Rhamnus californica 'Eve Case'	Coffeeberry
Zauschneria cana	narrowleaf californica fuchsia
Subshrub, Forb, Herb	
Crossosoma californicum	Catalina rockflower
Antennaria dioica	Everlasting
Coreopsis grandiflora	Largeflower tickseed
Lupinus albifrons	Silver bush lupine
Monardella antonina	Butterfly mint bush
Oenothera speciosa	Pinkladies
Sisyrinchium bellum	Blue-Eyed Grass
Thermopsis macrophylla	Santa Inez goldenbanner
Evergreen Vines	
Campsis radicans	Trumpet Creeper
Rosa 'Cecil Brunner'	Climbing Rose
Ground Covers	
Pennisetum clandestinum	Kikuyugrass

-  Arctostaphylos mazanita
-  Cupressus nevadensis
-  Prunus caroliniana
-  Artemisia californica
-  Carpenteria californica
-  Ceanothus cuneatus Sierra Mt. Lilac
-  Ceanothus griseus var. horizontalis
-  Nolina parryi
-  Rhamnus californica Eve Case
-  Zauschneria cana
-  Crossosoma californicum
-  Antennaria dioica
-  Coreopsis grandiflora
-  Lupinus albifrons
-  Monardella antonina
-  Oenothera speciosa
-  Sisyrinchium bellum
-  Thermopsis macrophylla
-  Campsis radicans
- Cecil brunner
- Pennisetum clandestinum



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APPENDICES

38.0 Degrees North Latitude Solar Angle Tables for North America								
Winter Solstice, December 22			Spring and Fall Equinox, March 21, Sept. 24			Summer Solstice, June 22		
Time	Altitude Angle	Bearing Angle	Time	Altitude Angle	Bearing Angle	Time	Altitude Angle	Bearing Angle
8:00 AM	6.69	126.87	7:00 AM	11.51	99.68	5:00 AM	3.31	62.57
9:00 AM	15.44	137.69	8:00 AM	22.93	109.89	6:00 AM	14.18	71.13
10:00 AM	22.04	150.25	9:00 AM	33.56	121.94	7:00 AM	25.60	79.30
11:00 AM	26.96	164.55	10:00 AM	42.69	137.13	8:00 AM	37.33	87.75
12:00 Noon	28.55	180.00	11:00 AM	49.18	156.67	9:00 AM	49.12	97.53
1:00 PM	26.96	195.45	12:00 Noon	51.59	180.00	10:00 AM	60.58	110.94
2:00 PM	22.40	209.74	1:00 PM	49.18	203.32	11:00 AM	70.61	134.33
3:00 PM	15.44	222.30	2:00 PM	42.69	222.68	12:00 Noon	75.44	180.00
4:00 PM	6.69	233.12	3:00 PM	33.56	238.05	1:00 PM	70.61	225.66
						2:00 PM	60.58	249.05
						3:00 PM	49.12	262.46
						4:00 PM	37.33	272.24
						5:00 PM	25.60	280.69
						6:00 PM	14.18	288.87
						7:00 PM	3.31	297.42



Beaufort Scales (Wind Speed)						
Force	knots	km/h	mi/h	Name	Conditions at Sea	Condition on Land
0	<1	<2	<1	Calm	Sea like a mirror.	Smoke rises vertically.
1	1-3	1-5	1-4	Light Air	Ripples only.	Smoke drifts and leaves rustle.
2	4-6	6-11	5-7	Light Breeze	Small wavelets (0.2 m). Crests have a glassy appearance.	Wind felt on face.
3	7-10	12-19	8-11	Gentle Breeze	Large wavelets (0.6 m), crests begin to break.	Flags extended, leaves move.
4	11-16	20-29	12-18	Moderate Breeze	Small waves (1 m), some whitecaps.	Dust and small branches move.
5	17-21	30-39	19-24	Fresh Breeze	Moderate waves (1.8 m), many whitecaps.	Small trees begin to sway.
6	22-27	40-50	25-31	Strong Breeze	Large waves (3 m), probably some spray.	Large branches move, wires whistle, umbrellas are difficult to control.
7	28-33	51-61	32-38	Near Gale	Mounting sea (4 m) with foam blown in streaks downwind.	Whole trees in motion, inconvenience in walking.
8	34-40	62-74	39-46	Gale	Moderately high waves (5.5 m), crests break into spindrift.	Difficult to walk against wind. Twigs and small branches blown off trees.
9	41-47	76-87	47-54	Strong Gale	High waves (7 m), dense foam, visibility affected.	Minor structural damage may occur (shingles blown off roofs).
10	48-55	88-102	55-63	Storm	Very high waves (9 m), heavy sea roll, visibility impaired. Surface generally white.	Trees uprooted, structural damage likely.
11	56-63	103-118	64-73	Violent Storm	Exceptionally high waves (11 m), visibility poor.	Widespread damage to structures.
12	64+	119+	74+	Hurricane	14 m waves, air filled with foam and spray, visibility bad.	Severe structural damage to buildings, wide spread devastation.



Required Accessible Parking Stalls	
Total Parking in Lot	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 - 500	9
501 to 1000	2% of total
1001 and over	20 plus 1 for each 100 over 1000